



Planning Statement

For

No 1 Newport House

Salisbury Street

Mere

Warminster

Wiltshire

BA12 6HE

1.0 SITE DESCRIPTION

This Planning Statement has been compiled to give support to the attached Planning Application which has been submitted for Proposed Conversion of a Single Dwelling into Two Apartments at 1 Newport House, Salisbury Street, Mere, Warminster Wiltshire, BA12 6HE.

No.1 Newport House is an attached dwelling with natural stone elevations to the front and rear, and a natural slate roof. The windows have been replaced with UPVC from the original painted timber.

The proposed Site is situated on Salisbury Street which is in the heart of the town of Mere. The proposed Site is currently a two storey dwelling which is attached on either side by other buildings which are former shops with accommodation above or dwellings. No.1 Newport House hasn't seen any real change or refurbishment in a number of years and shows signs of deterioration and requires modernisation, however any work carried will have to be carried very sensitively due to the architectural importance of the area

To the rear of No.1 is a further attached two storey dwelling, constructed of the same materials.

Both No.1 Newport House and the attached cottage are in the ownership of Mere Lecture Hall Trust along with the associated parking to the rear of the properties.

The application site comprises an existing residential dwelling known as No.1 Newport House, located on Salisbury Street within the settlement of Mere, Wiltshire. The property is situated within the historic core of the town and falls within the Mere Conservation Area.

The property benefits from an existing access directly from Salisbury Street and a secondary access via an established passage leading to the rear. Two off-street parking spaces are located to the rear of the site, accessed from North Street.

The proposal seeks full planning permission for the subdivision of the existing single dwelling into two self-contained residential units.

The development comprises:

- Ground Floor Apartment (1 no. unit) accessed from Salisbury Street
- First Floor Apartment (1 no. unit) accessed via the existing side/rear access passage

No external alterations are proposed. The development utilises all existing openings, including doors and windows, with no changes to the external appearance of the building.

2. PLANNING POLICY CONTEXT

2.1 National Policy

The proposal has regard to the National Planning Policy Framework (NPPF), which supports:

- Efficient use of land
- Re-use of existing buildings
- Delivery of smaller housing units
- Development within sustainable locations
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2.2 Local Planning Policy

Relevant policy considerations include:

- Delivery of sustainable housing
- Protection of local character and heritage assets
- Residential amenity
- Highway safety and parking provision

The proposal accords with these objectives through minimal intervention and sustainable reuse.

3. PRINCIPLE OF DEVELOPMENT

3.1 The subdivision of the existing dwelling within a defined settlement boundary represents a sustainable form of development.

The proposal:

- Makes efficient use of an existing building
- Provides two smaller residential units
- Supports local housing supply without new build development

The principle of development is therefore considered acceptable.

4. DESIGN AND HERITAGE IMPACT

4.1 External Appearance

No alterations are proposed to the external fabric of the building. All existing doors and windows are retained.

As such:

- The character and appearance of the building remain unchanged
- There is no visual impact on the street scene

4.2 Conservation Area

The proposal preserves the character and appearance of the conservation area by:

- Avoiding external alterations
- Retaining the existing building form
- Preventing visual clutter or subdivision features

The development therefore complies with heritage protection policies.

5. ACCESS AND HIGHWAYS

5.1 Access Arrangements

- Ground floor apartment accessed via Salisbury Street
- First floor apartment accessed via existing rear/side passage

Both access points are as existing and therefore require no alteration.

5.2 Parking Provision

The site benefits from two existing off-street parking spaces located to the rear and accessed from North Street.

The proposal:

- Retains both parking spaces
- Does not intensify parking demand beyond capacity
- Provides one space per unit

This level of provision is considered appropriate and policy compliant.

6. RESIDENTIAL AMENITY

The proposal will not result in unacceptable impacts on neighbouring amenity.

- No external changes affecting overlooking or privacy
- No increase in building footprint or height
- Activity levels consistent with residential use

Internal sound insulation will be addressed under Building Regulations.

7. INTERNAL LAYOUT AND QUALITY OF ACCOMMODATION

Both proposed units will be self-contained and provide:

- Kitchen facilities
- Bathroom facilities
- Adequate living and sleeping accommodation

The layout has been designed to meet or exceed nationally described space standards.

8. REFUSE STORAGE

Suitable refuse storage area will be provided to the rear of the property ensuring:

- Discreet positioning
- No impact on the street scene
- Adequate capacity for two units

9. SUSTAINABILITY

The proposal represents sustainable development by:

- Reusing an existing building
- Minimising construction impact
- Locating housing within a town centre setting
- Providing access to local services and transport

10. CONCLUSION

The proposed subdivision of No.1 Newport House into two apartments represents a well-considered, low-impact development.

Key benefits include:

- No external alterations
- Preservation of heritage character
- Policy-compliant parking provision
- Efficient use of existing building stock

The proposal accords with national and local planning policy and should be supported.

11. DRAWING REQUIREMENTS CHECKLIST

The following drawings accompany the application:

- Location Plan
- Existing and Proposed Site Plans showing parking and access
- Existing and Proposed Floor Plans
- Existing and Proposed Elevation Plans